

Chairperson Michael Beckendorf



Commissioners
Pete Bienski
Leo Gonzalez
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 17, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Beckendorf called the meeting to order at 6:00 pm.

Commissioners	Present	2013 Regular Meetings Held	2013 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	1	1	8	8
Pete Bienski	Yes	1	1	8	7
Leo Gonzalez	Yes	1	1	8	5
Bobby Gutierrez	Yes	1	1	8	5
Nancy Hardeman	Yes	1	1	*	*
Scott Hickle	Yes	1	1	8	7
G. H. Jones	Yes	1	1	8	7
Kevin Krolczyk	Yes	1	1	8	7
Prentiss Madison	Yes	1	1	8	6

*Commissioner Hardeman appointed for 2013.

Staff Members Present: Mr. Martin Zimmerman, Planning Administrator, Ms. Meredith Riede, First Assistant City Attorney, Mr. Matthew Hilgemeier, Staff Planner, Ms. Lindsey Guindi, Director of Planning and Development Services, and Ms. Annette Denton, Planning Intern.

2. ELECTION OF PARLIAMENTARIAN, VICE-CHAIRPERSON AND CHAIRPERSON FOR 2013.

Commissioner Krolczyk moved to nominate Bobby Gutierrez for Parliamentarian. Commissioner Gonzales seconded the motion. The motion passed with Commissioner Gutierrez abstaining.

Commissioner Gutierrez moved to nominate Leo Gonzales for Vice-Chairperson. The motion was seconded by Commissioner Bienski. The motion passed with a unanimous vote.

Commissioner Jones moved to nominate Michael Beckendorf for Chairperson. The motion was seconded by Commissioner Bienski. The motion passed by a vote of 8 to 1, with Commissioner Hickie as the dissenting vote.

3. HEAR CITIZENS.

Mr. Raul Santana, 104 S. Sterling Avenue, spoke in opposition to the proposed West Side Historic Preservation Overlay District. Mr. Santana distributed pages 14-16 of the final report of the Historic Resources Survey Update of 2010 prepared by Hardy-Heck-Moore, Inc. (on file in the Development Services Department).

Mr. Cliff Collard, 110 Marta Street, College Station, Texas, owner of Arsenal Tattoo and Design, spoke in favor of amending the text of the Zoning Ordinance to allow tattoo studios in the Downtown – South (DT-S) zoning district. Mr. Collard distributed information on his business and a proposed future location of the business in downtown Bryan (on file in the Development Services Department).

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

Ms. Riede advised that Commissioner Hardeman had filed an affidavit in response to state law on disclosure of local official's conflict of interest regarding regular agenda item #7 (Rezoning RZ 12-17) and will not participate in deliberation or voting on the item.

5. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meetings on December 6, 2012.

Commissioner Jones moved to approve the Consent Agenda. Commissioner Gonzales seconded the motion. The motion passed with a unanimous vote.

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

6. Rezoning RZ12-16: Tiffany Park Subdivision

R. Haynes

A request to change the zoning classification from Residential District – 5000 (RD-5) to Residential - Neighborhood Conservation District (R-NC) on all lots located in the Tiffany Park Subdivision (Phases 1 thru 15), situated around and generally on either side of Copperfield Drive between Boonville Road (F.M. 158) and Park Meadow Lane in Bryan, Brazos County, Texas.

Mr. Zimmermann presented the staff report (on file in Development Services Department). Staff recommends approving the proposed rezoning.

The public hearing was opened.

Ms. Eleanor Ford, 4740 Tiffany Park Drive, Vice-President of the Tiffany Park Homeowners Association, spoke in favor of the proposed rezoning.

Mr. Roger Norton, 3617 Dawn Court, spoke in favor of the proposed rezoning.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of Rezoning RZ12-16 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Beckendorf seconded the motion. The motion passed with a unanimous vote.

Commissioner Hardeman stepped down from the dias at 6:22pm.

7. Rezoning RZ12-17: Carriage Hills Subdivision

R. Haynes

A request to change the zoning classification from Residential District – 5000 (RD-5) to Residential - Neighborhood Conservation District (R-NC) on all lots located in the Carriage Hills Subdivision (Phases 1 thru 3), situated along Gray Stone and White Stone Drives and their intersections with Westwood Main in Bryan, Brazos County, Texas.

Mr. Zimmermann presented the staff report (on file in Development Services Department). Staff recommends approving the proposed rezoning.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Madison moved to recommend approval of Rezoning RZ12-17 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Hickle seconded the motion. The motion passed by a vote of 8-0 with Commissioner Hardeman abstaining from deliberation or voting due to a conflict of interest.

8. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:25pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 7th day of **February, 2013**.

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission